



ZONING & PLATTING COMMISSION AGENDA

Tuesday, November 19, 2019

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, November 19, 2019, 2019 at Austin City Hall, Council Chambers
[301 W. Second Street, Austin, TX](#)

[Ana Aguirre](#) – Secretary
[Nadia Barrera-Ramirez](#)
[Ann Denkler](#) - Parliamentarian
[Jim Duncan](#) – Vice-Chair
[Bruce Evans](#)

[David King](#)
[Jolene Kiolbassa](#) – Chair
[Ellen Ray](#)
[Hank Smith](#)
[Abigail Tatkov](#)
Vacant (District 3)

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney. Private Consultation with Attorney – Section 551.071

CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

A. APPROVAL OF MINUTES

1. Approval of minutes from November 5, 2019.

B. PUBLIC HEARINGS

Facilitator: [Renee Johns](#), 512-749-2767
Attorney: [Chad Shaw](#), 512-974-2671
Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 1. Zoning and Rezoning:** [**C14-2019-0109 - Messinger Tract Rezoning; District 5**](#)
Location: 9900 David Moore Drive and 9800 Swansons Ranch Road, Slaughter Creek Watershed
Owner/Applicant: Milton A. Messinger Tax Exempt Family Trust
Agent: Thrower Design (Ron Thrower)
Request: I-RR; RR to SF-6
Staff Rec.: **Recommended, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Rezoning:** [**C14-2019-0144 - Slaughter CS-1; District 2**](#)
Location: 8601 South Congress Avenue, Onion Creek Watershed
Owner/Applicant: Barshop & Oles Company (Milo Burdette)
Agent: Thrower Design (Ron Thrower)
Request: CS-CO to CS-1
Staff Rec.: **Recommended**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department
- 3. Preliminary Plan:** [**C8-2018-0122 - East Village; District 1**](#)
Location: 3407 East Howard Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North LLC (Gordon Reger)
Agent: LJA Engineering (Walter Hoysa)
Request: Approval of the East Village preliminary plan, comprised of 478 lots on 101.47 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 4. Site Plan:** [**SPC-2019-0078C - Solera Reserve; District 10**](#)
Location: 6401 FM 2222 Road, West Bull Creek Watershed
Owner/Applicant: HPI Champion Land Investors, LLC (Runi Duvall)
Agent: Kimley-Horn and Associates (Joel Wixson)
Request: Approval of a Hill Country Roadway Site Plan.
Staff Rec.: **Recommended**
Staff: [Anaiah Johnson](#), 512-974-2932
Development Services Department

Facilitator: [Renee Johns](#), 512-749-2767

Attorney: [Chad Shaw](#), 512-974-2671

Commission Liaison: [Andrew Rivera](#), 512-974-6508

5. **Site Plan - Conditional Use Permit:** [SPC-2017-0516C - Pioneer Crossing Amenity Center; District 1](#)
Location: 3309 Blazeby Drive, Walnut Creek Watershed
Owner/Applicant: D.R. Horton
Agent: LJA Engineering (Walter Hoysa)
Request: Applicant proposes to construct an amenity center in a single-family neighborhood. Community Recreation (Private) is a Conditional Use in SF-4 base zoning district requiring Land Use Commission approval.
Staff Rec.: **Recommended**
Staff: [Jeremy Siltala](#), 512-974-2945
Development Services Department
6. **Final Plat from approved Preliminary Plan:** [C8-2016-0145.3A - Parker Creek Ranch Phase 3; District 1](#)
Location: 7620 Decker Lane, Decker Creek Watershed
Owner/Applicant: Forestar USA Real Estate Group (John Maberry, V.P.)
Agent: BGE, Inc. (Brian J. Grace, P.E.)
Request: Approve a final plat composed of 97 lots on 26.850 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

C. NEW BUSINESS

1. **2020 Zoning and Platting Commission Meeting Schedule**
Discussion and possible action to adopt the Zoning and Platting Commission 2020 meeting schedule.

D. ITEMS FROM THE COMMISSION

1. **Revision of the Austin Land Development Code**
Discussion and possible action regarding matters related to any proposed revisions to the Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

E. FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

F. COMMITTEE REPORTS & WORKING GROUPS

Facilitator: [Renee Johns](#), 512-749-2767
Attorney: [Chad Shaw](#), 512-974-2671
Commission Liaison: [Andrew Rivera](#), 512-974-6508

[Codes and Ordinances Joint Committee](#)

(Vice-Chair Duncan, Commissioners: Barrera-Ramirez and Denkler)

[Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Smith)

[Small Area Planning Joint Committee](#)

(Commissioners Aguirre and King)

Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkow)

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please call Andrew Rivera at the Planning and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Facilitator: [Renee Johns](#), 512-749-2767

Attorney: [Chad Shaw](#), 512-974-2671

Commission Liaison: [Andrew Rivera](#), 512-974-6508

SPEAKER TESTIMONY TIME ALLOCATION

PUBLIC HEARING

Speaker	Number	Time Allocated	Total Time Allocated
Applicant / Agent	1	6 min.	12min. (w/donated time; including 3min. rebuttal)
Primary Speaker Opposed	1	6 min.	9 min. (w/ donated time)
All other Speakers	unlimited	3 min.	6 min. (w/ donated time)

All speakers are limited to 3 minutes of donated time from a speaker present during the Public Hearing of the item.

POSTPONEMENT

Speaker	Number	Time Allocated
Speakers Favoring Postponement	3	3 min. each
Speakers Opposing Postponement	3	3 min. each

Donation of time is prohibited and speakers should only convey the reason for favoring or opposing the postponement and not discuss the merits of the case.

2019 ZONING AND PLATTING COMMISSION MEETING SCHEDULE

January 15, 2019	July 2, 2019
January 29, 2019	July 16, 2019
February 5, 2019	August 6, 2019
February 19, 2019	August 20, 2019
March 5, 2019	September 3, 2019
March 19, 2019	September 17, 2019
April 2, 2019	October 1, 2019
April 16, 2019	October 15, 2019
May 7, 2019	November 5, 2019
May 21, 2019	November 19, 2019
June 4, 2019	December 3, 2019
June 18, 2019	December 17, 2019